CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
September 10, 2018

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Monday, September 10, 2018 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Mike Dobrin called the meeting to order at 6:04 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Al Washington	Vice Chairman
Aleck Greenwood	Board Member
Sherry Ervin	Board Member
Jack Moore	Board Member
Jake Williams	Board Member
Russell Sengel	Board Member
Todd Anderson	Board Member
Lawrence Koss	Board Member
Marilyn Green	Alternate Member

MEMBERS ABSENT:

OTHERS PRESENT:

Dodie Selig	Planning & Zoning Manager
Robert Loring	Planner
Karen Hamilton	Community Services Director
Kristin Eick	Board Attorney
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: September 10, 2018.

Motion by Jake Williams, seconded by Sherry Ervin, to approve the agenda of September 10, 2018. The vote on the motion carried unanimously.

2. Approval of Minutes: July 10, 2018 & August 13, 2018

Board member Greenwood raised several concerns regarding the minutes.

Motion by Jake Williams, seconded by Russell Sengel, to approve the minutes of July 10, 2018 and August 13, 2018 as written. The vote on the motion carried unanimously.

OLD BUSINESS:

A. Discussion of Proposed Changes to Art. XIII, Sec. 22 – Landscape Requirement - TABLED

B. Discussion of Parking Material Standards – TABLED

NEW BUSINESS:

A. Review of the Cocoa CRA Plan Update for Consistency with the Cocoa Comprehensive Plan

Chairman Dobrin asked that in the future, staff remains mindful in providing the Board members agendas in a timely manner so that they have ample time to review items and information.

Ms. Eick provided a brief background on the topic and noted that the plan has not been updated since 1997.

City Manager Titkanich explained that the Cocoa CRA is proposing to update and amend the CRA plan. He pointed out that the Planning and Zoning Board's role is to solely consider whether the proposed draft amended CRA plan is consistent with the Comprehensive Plan.

He added that the Cocoa CRA Board, upon receipt of comments and recommendations from the Planning and Zoning Board, will make adjustments as necessary prior to conducting a hearing to formally recommend the final CRA Plan to City Council.

City Manager Titkanich shared a timeline of the Cocoa CRA and the Community Redevelopment Plan.

He reiterated that the plan was last modified and adopted in June, 1997 and noted that the CRA Plan should be evaluated and updated generally every five to ten years. Per Section 163.387, Florida Statutes, a modified plan cannot exceed thirty years, therefore, the CRA will expire in Fiscal Year 2027. Modifying and adopting a new community redevelopment plan will extend the life of the Cocoa CRA to the full life of sixty years, which would extend the agency until April 2041.

He pointed out that the following has been changed or modified:

- Updated data, current conditions and maps
- Existing conditions
- Incorporated frameworks for proposed improvements
- Revised community goals, policy objectives, and plan strategies
- Updated Capital Improvements Plan incorporating capital projects, with established priorities, from the 2008 Waterfront Master Plan and the 2018 Waterfront Master Plan Update

City Manager Titkanich reviewed redevelopment goals and objectives to include:

- Future land use
- Transportation
- Housing
- Solid waste management

- Storm water management
- Coastal management
- Recreation and open space

Additionally, he reviewed the Capital Improvements Plan which includes:

- Waterfront Improvements and Enhancements
- Lee Wenner Park
    - Location of New Civic Center
- Riverfront Park
- CRA Projects
    - Parking improvements
    - Provisions to improve and promote infill housing including workforce and affordable housing
    - Specific Sub-District Projects
- Catalytic Mixed-Use Development Sites
- Wayfinding – Gateways and Signage
- Streets

City Manager Titkanich shared a 2008 Master Plan map depicting the Cocoa CRA boundaries. Additionally, he provided a vision of the Waterfront area and mentioned several ideas from the 2008 plan.

He discussed the Great Recession of 2008 in regards to the Waterfront Master Plan and noted several projects that were discussed in 2008 that have since been completed, such as the Florida Avenue streetscape project, the US1 Streetscape project, and Oaks Mobile Home Park which has been acquired by the City.

Furthermore, he spoke about the Master Plan update post Hurricane Irma and discussed the following:

- Building upon the 2008 CRA Approved Master Plan
- Acknowledging projects completed since 2008
- Recognizing repair efforts due to Hurricane Irma
- Incorporating projects already underway
- Including broad community input for key goals
- Ten year Action Plan
- Long term objectives
- Conceptual level planning
- Order of Magnitude Budgeting

Board member Ervin inquired how long it will take before receiving funds from FEMA. In response, City Manager Titkanich explained that funds are only reimbursed to the City, not the CRA. He explained that the City has to work with FEMA to leverage projects/replacements and staff has to consider what should be put back, changed, or added. The goal is to reduce costs long-term.

City Manager Titkanich presented and explained the Waterfront Conceptual Master Plan[1]. He shared that the pedestrian path at near Lee Wenner Park will be completed by the end of the Fiscal Year.

City Manager Titkanich opened the discussion to the Board for questions.

Board member Greenwood referenced the 2008 visual of the Village provided by City Manager Titkanich. He asked if the elevation views by the SunTrust building on Brevard Avenue are the same views that can be seen down the street by the Bank of America building, or if anything has changed. In response, City Manager Titkanich replied no and explained that the form-based code was taken into account and the visual that was presented is only an architectural rendering that was used to provide a potential vision of Cocoa Village.

Board member Greenwood inquired about a statement City Manager Titkanich made regarding the Bank of America building in Cocoa Village at a previous CRA meeting. In response, City Manager Titkanich explained that the City had been in talks with the owners of the Bank of America building prior to the hurricanes and discussion was held regarding the possibilities of redevelopment. He pointed out that nothing was contractual and that ideas and suggestions were discussed as well as what the Code allows.

Board member Greenwood raised a concern that when staff is holding redevelopment meetings with the owners of the Bank of America building that the City doesn't run into the same situation that was seen when the new SunTrust building was erected. He pointed out that when the new SunTrust was built it was shocking to see how modern the exterior of the building was in comparison to the buildings surrounding it. In response, City Manager Titkanich assured the Board that architectural guidelines would be put in place, however, in regards to the new SunTrust building, the City had no control over the aesthetics as the developers built within the guidelines of the Code. He added that this is why the Cocoa CRA acquires properties. This ensures that the City will have a say in the development process of a project.

Board member Greenwood inquired the date for main entrance contest. In response, City Manager Titkanich stated that he did not have the information on hand and offered to send it to Mr. Greenwood following the meeting.

Board member Williams pointed out that in the past the Board has made suggestions to developers in regards to new development and most times the developers seemed to be willing to work with the City as long as it wasn't too costly. He added that he felt the situation with the new SunTrust building was unfortunate but it is too late now to do anything about it.

City Manager Titkanich explained that he feels that once the Comprehensive Plan has been updated an effort should be made in order to engage an active community.

Board member Ervin noted that she feels this is important because one of the Village's biggest attractions is its charm. She feels that now one of the first things people see as they cross the bridge is a "sore thumb" at the head of the Village.

Board member Koss inquired about the large vessel docking pier mentioned in the staff report. He asked for clarification on the size of the large vessels as he feels they cannot be too big as

[1] Board member Sengel left the room at 6:50pm & returned at 6:52pm

the lagoon is too shallow. In response, City Manager Titkanich pointed out that this was an idea the City contemplated, however, it is very complex and would be a long term project.

Board member Koss referenced a statement made in the Comprehensive Plan where it says that "protection shall be great or greater than they were in 1988 as determined by the St. Johns Water Management District and the DEP". He pointed out that 1988 is old. In response, City Manager Titkanich explained that this is a current policy in the City's Comprehensive Plan, however, this was updated in 2010 and no changes had been made. It was clarified that this particular statement is meaning that the protection is greater than it was in 1988.

Board member Koss added that overall he feels the CRA Plan update is consistent with the Comprehensive Plan. Additionally, he asked when would be a proper time or place to discuss the Comprehensive Plan as he has questions he would like to address. In response, City Manager Titkanich explained that every seven to ten years an evaluation appraisal report needs to be done and the Comprehensive Plan has to be reviewed. He explained that the City has elected to do one and staff will be working on it. He added that Ms. Hamilton has sent a letter to the Department of Economic Opportunity making them aware that the City has elected to conduct an evaluation appraisal report. He explained that there is a process that needs to be followed with the State but it will be coming soon.

Alternate Member Green referenced the flood zone boundary in the CRA Plan update and pointed out that FEMA had updated some of the definitions but the map and the plan do not reflect these changes. She suggested that this issue be brought into accordance. In response, City Manager Titkanich agreed and thanked her for making the suggestion.

Board member Koss mentioned the new Civic Center and the chance of a flood. He suggested raising the structure up on pillars to protect it from water. In response, City Manager Titkanich explained that this is currently just a concept in the Waterfront Master Plan. He added that the CRA cannot move forward with the idea until a market study is done and that no money can be spent until it has been included in the plan.

City Manager Titkanich mentioned that staff has been trying to complete an update even before the hurricanes came but then the State of Florida placed the CRAs in the crosshairs.

Board member Greenwood asked if the Cocoa CRA has an advantage due to the date of its inception. In response, City Manager Titkanich replied affirmatively and reiterated that although the CRA is set to expire in 2027, this plan amendment will extend the life of the CRA to 2041 as the maximum statutory life of the CRA is sixty years.

City Manager Titkanich pointed out that the Cocoa CRA must go before the City Council before going out for debt. Board member Greenwood asked if the City can borrow money from the CRA. In response, City Manager Titkanich stated that the City cannot borrow money from the CRA and reiterated that the no money can be spent on anything other than what is included in the CRA Plan.

Board member Koss clarified that the CRA can borrow money from the City. In response, City Manager Titkanich confirmed this to be true, but added that it has proven to be problematic. He provided a brief history of the US1 corridor project.

Alternate member Green suggested that the Sustainability Advisory Committee be included in the plan as a form of support as well as possibly including a waterfront advisory committee. In response, City Manager Titkanich explained that staff is waiting for the new Council members to be sworn in and then staff will make recommendations to them, which will include the incorporation of sustainability as a strategic issue.

There being no further questions from the Board, the discussion was opened to the public for questions.

Judy Mc Cluney, 1908 Manor Dr., Cocoa, inquired if environmental factors will be taken into account in the new CRA plan. In response, City Manager Titkanich referenced page eighty of the plan which addresses both public facilities and services goals and objectives as well as stormwater management facility of flood protection. He mentioned the stormwater success story of Florida Avenue.

Board member Greenwood added that he feels that Ms. Mc Cluney raised a strong point and noted that he is glad that the Tree Board is going to be more active because it is boards like the Tree Board that will help and support concerns such as the one Ms. Mc Cluney brought forth.

City Manager Titkanich explained that this is a high level policy document that describes the goals and objectives of what is trying to be achieved. He pointed out that flexibility is also needed in order to facilitate development and redevelopment. There are also specific projects that are mentioned in the plan.

Chairman Dobrin asked if other surrounding cities have similar CRAs. In response, City Manager Titkanich replied affirmatively but explained that no two CRAs are identical.

Barbara Kenzie, 1628 Manor Dr., asked if the CRA Plan is consistent with objective 1.1.6, Historical and Archeological Resources, and 1.17, Natural Resources, in the Comprehensive Plan. In response, City Manager Titkanich replied affirmatively and explained that all of the historical structures that exist are identified in the plan. There is currently a map included but there are still one or two other maps that need to be attached. He stated that one of them will include the dates of all the historical buildings.

Ms. Kenzie asked what the connections are between the Comprehensive Plan and the Cocoa CRA Plan. City Manager Titkanich explained that any project that is sought to be developed in the CRA has to abide by the Comprehensive Plan and the Land Development regulations.

Ms. Kenzie asked if one could appeal a decision made by the CRA if there is ever anything in that may be identified as not being consistent with the Comprehensive Plan. In response, City Manager Titkanich stated that the Comprehensive Plan prevails above everything else and has to be abided by.

There being no further questions from the public, the discussion was closed to the public.

Motion by Jack Moore, seconded by Sherry Ervin, to approve a recommendation to the City Council that the draft of the updated Cocoa Redevelopment Agency Redevelopment Plan is consistent with the City's Comprehensive Plan pursuant to the requirements of law and for the LPA to adopt the recommendations and the analysis of the staff report. The vote on the motion carried unanimously.

City Manager Titkanich thanked staff for all their hard work in putting the information together.

The Board members established that the next meeting would be held on September 24, 2018. This was confirmed by Ms. Hamilton.

Alternate member Green mentioned the tabling of the gravel item and stated that she feels this needs to be taken care of sooner rather than later. City Manager Titkanich assured the Board that he will contact the Public Works Director to make sure he is available to attend a future Planning and Zoning meeting.

OTHER BUSINESS:

A. Tree Board Update – no updates.

Board member Greenwood suggested that any oak tree that is removed should be replaced with another oak tree.

Vice Chairman Washington asked Board member Greenwood why he is limiting his suggestion to only the Village. In response, Board member Greenwood stated that he agreed with Mr. Washington but was only trying to simplify his suggestion.

Board member Williams pointed out the staff would need to be mindful of the type of oak tree. In response, Mr. Greenwood noted live oaks specifically.

City Manager Titkanich added that a report can be brought back to the Board regarding two trees that are being looked at currently. He also shared that when Hurricane Irma came, one third of the water main breaks were related to the trees. The Utilities Department is concerned with planting trees with large roots that will ultimately effect and disrupt the supply of potable water.

Board member Greenwood asked if any pictures were taken. In response, City Manager Titkanich replied affirmatively.

Board member Greenwood suggested that if an oak tree must be removed than it should be examined so that when a new oak tree is planted to replace it, it can be planted in a way that will prevent those same issues in the future. He added that Public Works Director Ed Wegerif stated that oak trees are no longer wanted in the village because they are a trip hazard. Board member Greenwood argued that there are other ways to prevent this rather than eliminating all of the oak trees.

Walt Roslin, 1628 Manor Dr., arborist, stated that anyone in the state of Florida can call themselves an arborist as this is not a licensed profession. He suggested a specific type of live oaks that could be considered as an alternative as these types of trees are smaller and are less of a hazard.

Board member Greenwood pointed out that the City's arborist wanted to remove seventy trees in the City and when a separate arborist provided a second opinion it was found that all of the trees could be saved.

Chairman Dobrin inquired about the next public hearing regarding the hotel zoning.

B. Recent Development Update

Ms. Selig mentioned London Cove which is located on SR 524. She explained that they have resubmitted the preliminary again and will be coming before the Board. She also noted a parcel on the south side of SR 520, west of the Honda dealership. There is a developer interested in building market-rate apartments. She shared that they have built in Titusville already and are building in Melbourne as well. The project name is Cocoa Grand. She added that the developers are having a public meeting on September 17th at the Holiday Inn[2] and staff will also be attending.

City Manager Titkanich pointed out that there is a binding development agreement on that property. The current agreement would need to be amended and brought before the City Council.

NEXT MEETING:

The Board members established that the next meeting would be held on September 24, 2018.

It was determined by the Board that Mondays are acceptable meeting days as City Council meetings will be moving to the second and fourth Wednesdays of the month.

A tentative meeting date was set for October 8, 2018.

ADJOURNMENT:

Motion to adjourn by Jack Moore, seconded by Sherry Ervin.

There being no further business the meeting adjourned at 8:12 PM.

Approved on this 8 day of October, 2018.

Michael Dobrin, Chairman

Monica Arsenault, Board Secretary

[2] Board member Williams left the room at 8pm & returned at 8:04pm